



## 40 Whitehouse Road

, Billingham, TS22 5EW

**Offers In Excess Of £250,000**



Igomove are honoured to present this impressive and majorly improved three bedroom detached home, nestled in the highly sought after area of Wolviston Court in Billingham. Positioned within close proximity to a vast array of amenities as well as Billingham's Golf Course just around the corner, this perfect home will certainly appeal to many buyers. From golf lovers to nature fanatics, the location also benefits from an array of amenities at its doorstep as well as transport links such as the A19 connecting you to major routes and towns. Offered with no forward chain, the accommodation of this fantastic home is thoughtfully designed and impressively upgraded, offering a bright and spacious, flowing layout for everyone's comfort and convenience which briefly comprises of three bedrooms, one bathroom, large full length lounge, kitchen/dining area, garage and summer house.





Entrance Hall:

A composite exterior door leads to a light and airy reception hall with Karndean flooring, central heating radiator and staircase laid to the right side. Sensor lights located within the hall enhance energy efficiency and convenience. An under stairs cupboard is also provided for storage.

Lounge:

Directing you to the left you find the main reception room which is the magnificent full length lounge. Benefiting from two central heating radiators, Karndean flooring, media wall, bay window flooding the space with natural light and french doors that lead out to the rear. This impressive space not only adds versatility but also creates multiple reception areas perfect for hosting and gathering.

Kitchen/Diner:

This stunning area is flooded with natural light and has been meticulously designed enhancing its space creating a bright and airy feel. Benefiting from base units complimented by wooden work surfaces, the area also features an integrated oven, hob and extracted fan as well as ample space for further cooking appliances and space for fridge/freezer and plumbing for washing machine. One central heating radiator, tiled flooring, side & rear facing window as well as door accessing the rear completes this stunning space.

Landing:

Doors to all bedrooms and family bathroom. Loft access hatch. Pull out laundry cupboard and shelving.

Bedroom One:

A great size master bedroom to front aspect featuring fitted wardrobes, ample living space and central heating radiator.

Bedroom Two:

Another great size double bedroom to rear aspect benefitting from ample living space, karndean flooring, a central heating radiator and rear facing window with garden views.

Bedroom Three:

A good size third bedroom featuring a central heating radiator and front facing window.

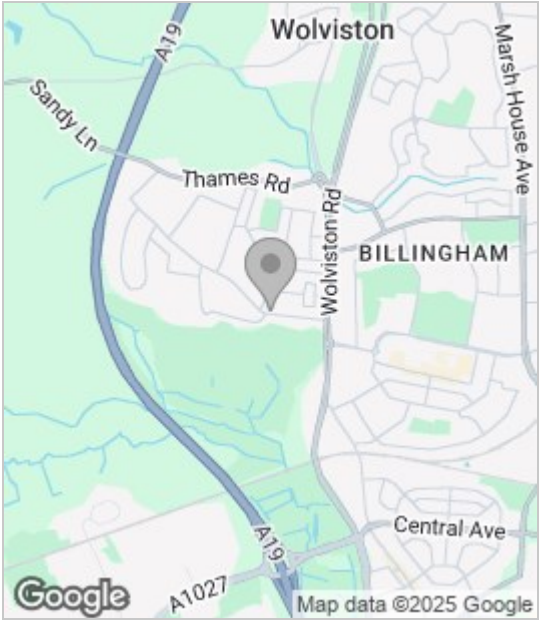
Bathroom:

Fitted with a contemporary white suite comprising of a WC, wash hand basin fitted bath and overhead shower. Tastefully styled tiled flooring and pristine white partially tiled walls. Sensor spotlights. Heated towel rail and side facing window.

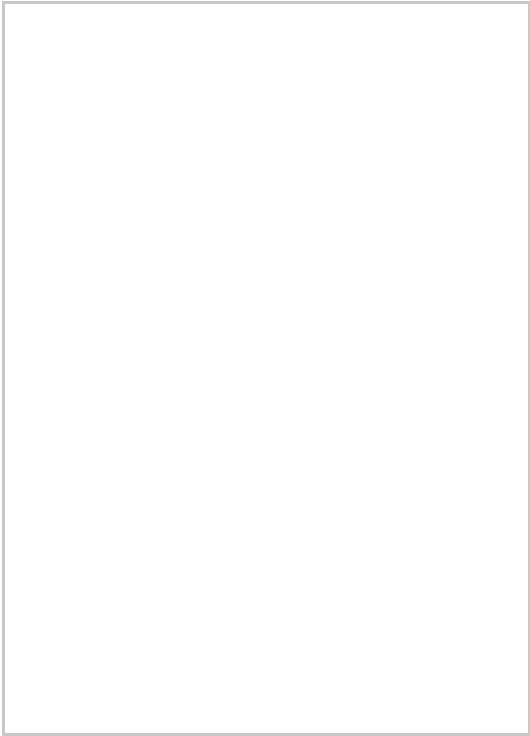
To the front of the residence is a wide driveway providing ample off street parking for a number of vehicles. Side gated access lead to the patio space with elevated garden, lawned section and planted beds. Here, steps leads to the summer house, currently used as a gym but has the versatility of becoming a reception area or study room, subject to the buyers desires. The property also benefits from a garage, further adding comfort and convenience.

Make this incredible home your own and book your viewing today. Igomove are open 7 days a week.

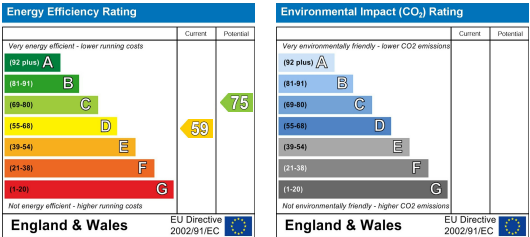
Area Map



Floor Plan



Energy Efficiency Graph



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